Karen Johnson Davidson County
Batch# 1244231 DEEDWARR
03/07/2025 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20250307-0017271

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $565,000.00.

Affiant

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 6th day of March, 2025.

Notary Public:
My Commission Expires: 3/9/2027

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
John Bradley and Emma Bradley	Churchill Mortgage	084-14-0-059.00
209 Donelson Hills Drive	1749 Mallory Lane Suite 100	
Nashville TN 37214	Forest Hills TN 37027	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Steven W. Denny and Shawna D. Denny, husband and wife**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **John Bradley and Emma Bradley, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 102 on the map of Donelson Hills of record in Book 2331 at Pages 22 and 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 102 fronts 140.0 feet on the northerly side of Donelson Hill Drive and runs back between lines 221.5 feet on the easterly line and 187.5 feet on the westerly line to a dead line and measuring 182.0 feet thereon.

BEING the same property conveyed to Steven W. Denny and Shawna D. Denny, husband and wife, by Warranty Deed from Mary Lucille Tate, unmarried, dated 8/27/1993 and recorded 9/2/1993 in Book 9068, Page 382, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all other matters shown on plat of record in Plat Book 2331, Pages 22 and 23, Register's Office for Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 209 Donelson Hills Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 6th day of March, 2025.

Steven W. Denny

Shawna D. Denny

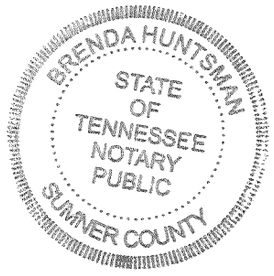
State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Steven W. Denny and Shawna D. Denny, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of March, 2025.

Commission Expires: 09/27/26

Notary Public: Brenda Huntsman



CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 7, 2025.

Affiant
Date: 3/7/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 7th day of March, 2025

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE ANN HEDRICK